



**CITY OF HARRISONBURG  
COMMUNITY  
DEVELOPMENT**

**Special Use Permit Application**

[www.harrisonburgva.gov/zoning](http://www.harrisonburgva.gov/zoning)

**PROPERTY INFORMATION**

206 Charles Street  
Property Address

41-B-0,1,2  
Tax Map

0.35  
Total Land Area

acres or sq.ft.  
(circle)

Existing Zoning Classification: M-1

Special Use being requested: Convenience Store

**PROPERTY OWNER INFORMATION**

CHRISTIAN GENARO ROIS OCHOA & YAZMIN SANCHEZ LOPEZ  
Property Owner Name

11742 Wampler Road  
Street Address

Broadway  
City

VA  
State

22815  
Zip

(540) 479-7201  
Telephone

christianrios24@icloud.com  
E-Mail

**OWNER'S REPRESENTATIVE INFORMATION**

Gil Colman, PE - Colman Engineering  
Owner's Representative

1123 S. High St.  
Street Address

Harrisonburg  
City

VA  
State

22801  
Zip

(540)-246-3712  
Telephone

gil@colmanengineering.com  
E-Mail

**CERTIFICATION**

*I certify that the information supplied on this application and on the attachments provided (maps and other information) is accurate and true to the best of my knowledge. In addition, I hereby grant permission to the agents and employees of the City of Harrisonburg to enter the above property for the purposes of processing and reviewing this application. I also understand that, when required, public notice signs will be posted by the City on any property.*

PROPERTY OWNER

2-8-24  
DATE

**REQUIRED ATTACHMENTS**

- Site or Property Map
- Letter explaining proposed use & reasons for seeking a Special Use Permit.
- Traffic Impact Analysis (TIA) Determination Form OR Traffic Impact Analysis (TIA) Acceptance Letter signed by Public Works Department. Applicant is responsible for coordinating with Public Works prior to submitting this application. For more information, visit [www.harrisonburgva.gov/traffic-impact-analysis](http://www.harrisonburgva.gov/traffic-impact-analysis). This requirement is waived for the following SUPs: major family day homes, reducing required parking areas, reduction in required side yard setback, wireless telecommunication facilities, wall and fences, and short-term rentals. To prevent delays in reviewing your application, please consult with Planning staff to confirm your application does not require a TIA Determination Form or TIA Acceptance Letter.

Note: If applying for a Wireless Telecommunications Facility allowed only by SUP, then also submit a wireless telecommunications facility application.

**TO BE COMPLETED BY PLANNING & ZONING DIVISION**

2/8/2024  
Date Application and Fee Received

Total Fees Due: \$ 455  
Application Fee: \$425.00 + \$30.00 per acre

Received By \_\_\_\_\_



1123 S. High Street  
Harrisonburg, VA 22801  
540-246-3712  
contact@colmanengineering.com

May 2, 2023

Adam Fletcher  
Director of Community Development  
City of Harrisonburg  
409 South Main Street  
Harrisonburg, VA 22801

Mr. Fletcher,

The purpose of this letter is to request an expansion of the existing Special Use Permit (SUP) for a Convenience Store to be allowed on the properties addressed at 206 and 210 Charles St.; identified as TM#: 41-B-0, 1, & 2.

Lot 41-B-1 currently has a Special Use Permit for a convenience store, El Chaparro. The owners desires to relocate the store to the adjacent lot to be able to provide safe parking within his property which encompasses lots TM#: 41-B-0, 1, & 2.

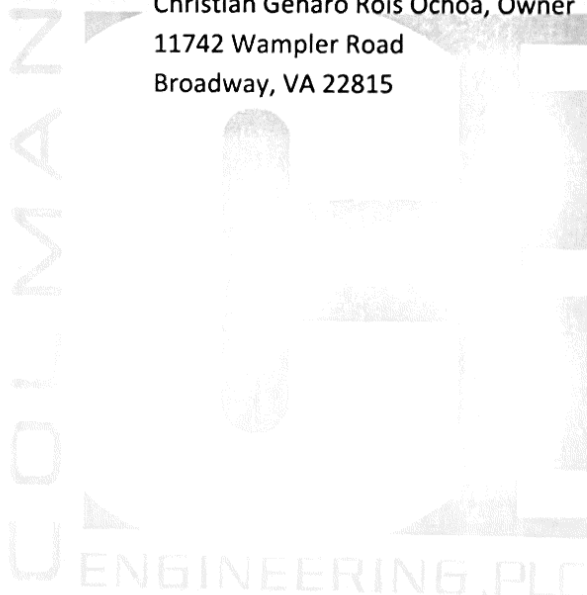
If the SUP is approved the owner plans to relocate the store to the adjacent building (TM#: 41-B-2) and demolish the building where the store currently resides to install a new off-street parking lot, and remove the non-conforming parking spaces in front of the property.

The approval of this request will provide for safer parking conditions, accessible parking, bicycle parking, and prevent conflicts with neighboring businesses due to concerns with parking and traffic impacting their properties.

Thank you and staff for your consideration.

A handwritten signature in black ink, appearing to read 'Christian Genaro Rois Ochoa', is written over a large, faint watermark of the Colman Engineering, PLC logo.

Christian Genaro Rois Ochoa, Owner  
11742 Wampler Road  
Broadway, VA 22815

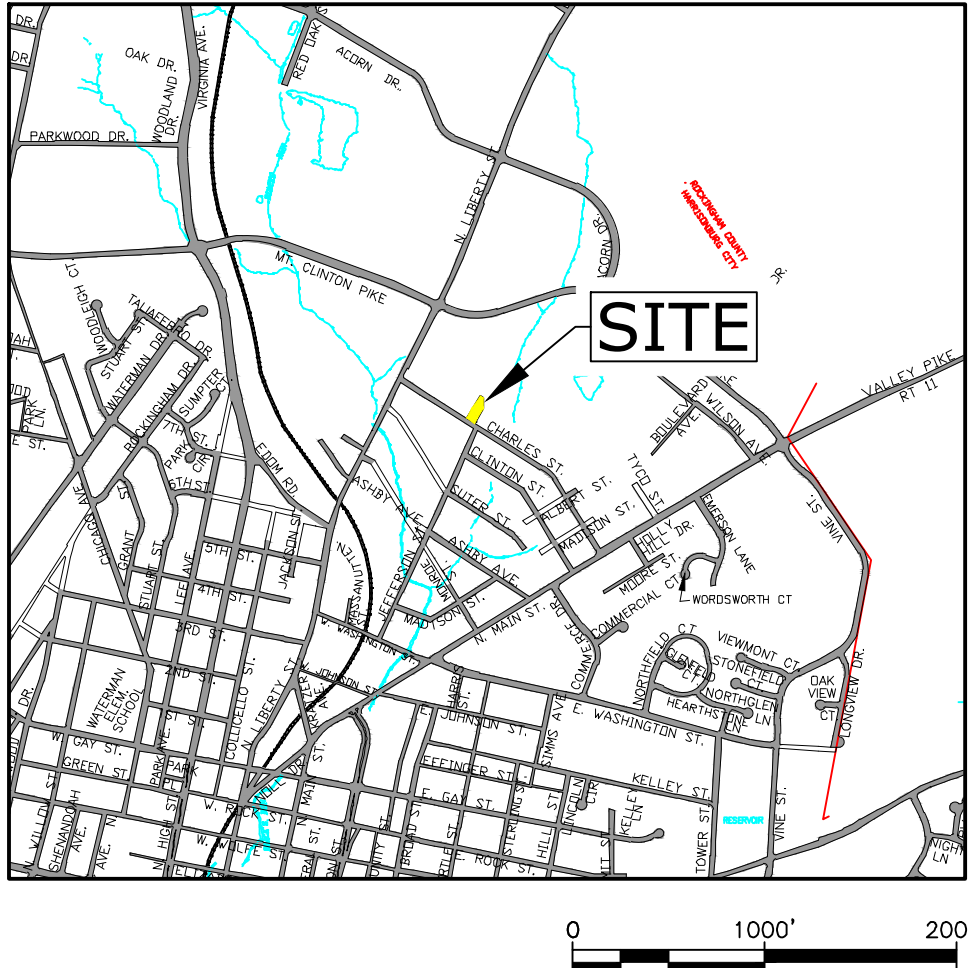




# EL CHAPARRO SITE LAYOUT

**PROPERTY INFORMATION**

Location:  
 206 CHARLES ST  
 HARRISONBURG, VA 22802  
 Tax Map: 41-B-0,1,2  
 Zone: M-1  
 Total Area: 0.56 ac  
 USE: Convenience Store (5,553 sf)  
 Parking: 1 Space per 200 sf  
 Parking Required: 28 Spaces  
 Parking Provided: 30 Spaces  
 Bicycle Parking Required: 4 Spaces  
 Bicycle Parking Provided: 4 Spaces



VICINITY MAP - 1" = 2000'





For inclusion in an application for Planning Commission review (for Special Use Permit, Rezoning or Preliminary Plat), this form must be submitted to the Public Works Department at least 5 business days prior to the Planning Commission application deadline.

<b>Contact Information</b>				
Consultant Name: Telephone: E-mail:				
Owner Name: Telephone: E-mail:				
<b>Project Information</b>				
Project Name:				
Project Address: TM #:				
Existing Land Use(s):				
Proposed Land Use(s): (if applicable)				
Submission Type:	Comprehensive Site Plan	Special Use Permit	Rezoning	Preliminary Plat
Project Description: (Include site plan or preliminary sketch and additional details on land use, acreage, access to site, etc)				
<b>Peak Hour Trip Generation (from row 15 on the second page)</b>				
AM Peak Hour Trips:				
PM Peak Hour Trips:				

**(reserved for City staff)**

TIA required? Yes \_\_\_\_\_ No T/M

Comments:

Accepted by: Zenetta Mason

Date: 2/7/2024

### Peak Hour Trip Generation by Land Use

Row	IVG'Nand Use	ITE Land Use Code	Unit	Quantity	AM Peak Hour of Adjacent Street Traffic	PM Peak Hour of Adjacent Street Traffic
1	Proposed #1					
2	Proposed #2					
3	Proposed #3					
4	Proposed #4					
5	Proposed #5					
6	Proposed #6					
7	Total New Trips					
8	Existing #1					
9	Existing #2					
10	Existing #3					
11	Existing #4					
12	Existing #5					
13	Existing #6					
14	Total Existing Trips					
15	Final Total (Total New – Total Existing)					

#### Instructions

Determination of trip generation rates shall be in conformance with ITE guidelines.

1. Based on the intended use(s), calculate the AM Peak and PM Peak trip generation using the AM and PM Peak Hour of Adjacent Street Traffic rates from the most current version of the ITE Trip Generation Manual (rows 1-6). Attach additional sheets as necessary for more uses.
2. Sum up all of the trips generated for the new uses in the Total New Trips row (row 7).
3. If the development has any existing uses, calculate the AM Peak and PM Peak trip generations using the AM and PM Peak Hour of Adjacent Street Traffic rates from the most current version of the ITE Trip Generation Manual (rows 8-13). Attach additional sheets as necessary for more uses.
4. Sum up all of the trips generated for the existing uses in the Total Existing Trips row (row 14).
5. Subtract the total existing trips from the total new trips to get the final total number of trips generated by the development (row 15). Enter these numbers on the first page.